

Applicant Submission



March 2, 2023

Design Rationale

The proposed development is located at the intersection of Gladstone Road and 10th Street NW. This unique triangle site forms a landmark location – the northern gateway to the Kensington neighbourhood with great access to transit, Main Streets, SAIT, and downtown core. The subject site consists of five parcels, currently developed with 3 low-rise apartment buildings and the Hillhurst Baptist Church. The site benefits from great access to many services and amenities located in Kensington and surrounding area.

The existing zoning of the site is a Direct Control based on MU-1. The proposed project is a 6-story multi-family rental building with approximate 3.22 FAR (Floor Area Ratio). As part of a legal agreement reached at Land Use, the Hillhurst Baptist Church will be designated as a Municipal Heritage Resource, to be preserved and maintained. A silhouette of the existing church has been incorporated into the proposed east elevation of the residential building as a tidy backdrop to honor the heritage building with subtle visual and emotional connection.

The vision for this site is a mid-rise development that seamlessly integrates with the surrounding context, reflects the significance of this landmark site, and makes the most meaningful contribution to the community of Hillhurst Sunnyside. The development will provide 150 residential rental units with 154 underground parking stalls and 118 bike stalls, including 20 fully operational EV and 100 EV-C (electrical vehicle capable) parking stalls.

The building footprint follows the site geometry while creatively introduces two courtyards facing Gladstone Road. It allows more residential units for benefiting with natural ventilation and sun light, also provides new community gathering areas, breaks up building massing and creates a unique and attractive pedestrian friendly streetscape.

The residential main entrance is located at the middle of the building. Individual private entries are provided for street-oriented units along Gladstone Road and the northern lane. The underground parkade entry is located at the northwest corner of the lane. To support the proposed development and vehicle traffic, existing lanes will be fully paved up to 5th Avenue NW and 10 Street NW. A 1.3m sidewalk with low-profile rolled curb has been proposed along the north lane to mitigate increased vehicle traffic and improved pedestrian safety.

The architectural expression is focused on implementing varied materials, textures, and colors to create a vibrant streetscape. Stable, secure, durable, and high-quality materials are selected for the project, including woodgrain metal siding, brick veneer, cement panel, glass and metal guardrail, etc. This concept is consistent across all the building, with different emphases on each elevation. Transparent balconies break the building façade into smaller and lower segments. Frosted glass guardrail has been considered to mitigate overlook and privacy concerns into backyards along the lane. Public area pavers will be high quality, wear resistant in the long year-round term.

To enhance architectural spaces and provide vibrant environment to habitants, a publicly accessible plaza has been introduced at east corner in front of the heritage building. High quality landscaping will be provided throughout this development with a wide range selection of plant species to allow for the

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site to be used 365 days per year, responding to seasonal change and provide vibrant microclimate green space for residents.

By providing multiple accessible amenity facilities including indoor and outdoor amenity areas, playground and outdoor seating areas, the design intent is to support a variety of uses and users including children and families.

Development Permit Background & Engagement

The Land Use of DC (M-U1) for this site was approved in 2021. A Development Permit (DP) was submitted in 2020 and approved in November 2021. This original DP was appealed by local residents and overturned by Subdivision and Development Appeal Board (SDAB) in January 2022.

The 2022 appeal was granted based on the lack of a finalized and agreeable solution to relocate power poles in the north lane; previously, these power poles were shown potentially being relocated to the north side of the lane which had the potential to impact landowners. A new DP was submitted in the fall of 2022. The vision and building design remain largely unchanged, however key design items have been resolved including the design of the rear lane and power pole relocation, as well as other key items noted below. Because of the prior appeal on this application the revised DP has gone through additional scrutiny from the Administration team, including review of Construction Drawings prior to CPC which is not a typical requirement but provides additional certainty of design details.

Public engagement took place over the fall and winter of 2022/2023 including: one meeting with the Hillhurst - Sunnyside Community Association, a project website, postcard circulation, one public open house, engagement with the area Councillor, and focused engagement with adjacent residents. The comments received through this second DP engagement process were similar to those received in 2020 and included lane access and safety, shadowing/massing impact to adjacent residents, and bylaw relaxations related to massing on the west side of the building.

Based on feedback from both rounds of public engagement, the following items have been addressed through the revised application submission and review process:

- Resolution of the power pole issue by relocating all power poles to the south side of the lane
- Confirmation of rear lane design and parkade access details to the satisfaction of Administration
- Removal of balcony projections on the west side of the building and redesigned roof deck, removing the need for previous bylaw relaxations and reducing massing/shadowing impacts
- Redesigned and enhanced amenity space in the lane and public plaza on the heritage site

Should you have additional questions or comments, please feel free to contact us.

Yours sincerely,

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